



**COUNTY OF PLACER  
PLANNING COMMISSION**

**AGENDA  
DATE  
OCTOBER 8, 2009**

**OFFICE OF  
Planning Department**  
3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)*

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**10:00 am      FLAG SALUTE**

**ROLL CALL:** Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison

**REPORT FROM THE PLANNING DIRECTOR** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**SUBDIVISION MODIFICATION (PSM 20090292/PSUB410)**

**ATWOOD III**

**MITIGATED NEGATIVE DECLARATION**

**SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Taylor Morrison of CA, LLC for a Subdivision Modification of conditions #14 and #62 of the Atwood Ranch III subdivision to allow for the construction of concrete slab foundations on lots 100-108, 112-114, 119-131, 132-137, and 140-143. The Commission will also consider a Variance to reduce the front setback for the livable portions of new residences on Lots 100-121, 125-137 and 140-143 from 20 feet to 15 feet and a variance to the 6-foot height restriction for fencing along rear property lines to allow for a fence height of eight feet on Lots 1-10 in the northeastern portion of the subdivision. The Planning Commission will also consider adoption of a Negative Declaration.

**Project Location:** The property is located on Atwood Road and Richardson, in the Auburn area.

**APN:** 051-470-011 through 019, 023-028, 031-034 and 051-460-001 through 003, 007-009, 014

**Total Acreage:** comprises 11.1 acres

**Zoning:** RS-AG-B-20-DL4 (Residential Single Family combining Agriculture combining a minimum building site of 40,000 square feet, combining Density Limitation of .4 units per acre)

**Community Plan Area:** Auburn/Bowman Community Plan

**MAC Area:** North Auburn MAC

**Applicant:** Taylor Morris of California

**Owner:** Carson Homes at Atwood Ranch LLC

**County Staff:**

Planning: Michael Wells (530) 745-3024

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

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2) 10:20 am

**ZONING TEXT AMENDMENT (ZTA 20080448)**

**EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING**

**SUPPORTIVE HOUSING**

**NEGATIVE DECLARATION**

**ALL SUPERVISORIAL DISTRICTS**

Consider providing a recommendation to the Board of Supervisors on revisions to the Placer County Zoning Ordinance to bring the Ordinance into compliance with State housing law for emergency shelters, transitional, and supportive housing. The proposed amendments will establish definitions for Emergency Shelters, Transitional Housing, and Supportive Housing as well as identify appropriate zoning designations where these uses will be allowed. The proposed amendments will implement Housing Element Program G-2 and Program G-3. The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a Negative Declaration.

**Project Location:** Countywide

**Applicant:** Placer County Planning Department

**County Staff:**

Planning: Jennifer Dzakowic (530) 745-3008